

Fill in this information to identify the case:

Document

Page 1 of 7

Debtor 1 Rahsaan G Thomas

Debtor 2
(Spouse, if filing) _____

United States Bankruptcy Court for the: Eastern District of Pennsylvania

Case number 1816902

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor:

Wells Fargo Bank, N.A.

Court claim no. (if known): 7-1**Date of payment change:**

Must be at least 21 days after date of this notice

06/01/2019**New total payment:**

Principal, interest, and escrow, if any

\$ 1204.12

Last 4 digits of any number you use to identify the debtor's account:

3 6 6 3**Part 1: Escrow Account Payment Adjustment****1. Will there be a change in the debtor's escrow account payment?**

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why:

Current escrow payment: \$ 309.20New escrow payment: \$ 387.12**Part 2: Mortgage Payment Adjustment****2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**

- ☒ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why:

Current interest rate: _____%

New interest rate: _____%

Current principal and interest payment: \$ _____

New principal and interest payment: \$ _____

Part 3: Other Payment Change**3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement.
(Court approval may be required before the payment change can take effect.)

Reason for change:

Current mortgage payment: \$ _____

New mortgage payment: \$ _____

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☒ I am the creditor.

☐ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X /s/Michelle Jones _____ Date 04/26/2019
Signature

Print: JONES, MICHELLE _____ VP Loan Documentation
First Name Middle Name Last Name Title

Company Wells Fargo Bank, N.A.

Address MAC N9286-01Y
Number Street
1000 Blue Gentian Road
Address 2
Eagan MN 55121-7700
City State ZIP Code

Contact phone 800-274-7025 _____
Email NoticeOfPaymentChangeInquiries@wellsfargo.com

UNITED STATES BANKRUPTCY COURT

Eastern District of Pennsylvania

Chapter 13 No. 1816902

Judge: Eric L. Frank

In re:

Rahsaan G Thomas

Debtor(s).

CERTIFICATE OF SERVICE

I hereby certify that this Notice, including all attachments, is being served on or before April 29, 2019 via filing with the US Bankruptcy Court's CM ECF system or by mailing or providing a copy of this document to a vendor for mailing: By U.S. Postal Service First Class Main Postage Prepaid or FedEx.

Debtor:

By U.S. Postal Service First Class Mail Postage Prepaid or FedEx

Rahsaan G Thomas
37 W. Wyneva Street

Philadelphia PA 19144

By U.S. Postal Service First Class Mail Postage Prepaid or FedEx

N/A

Debtor's Attorney:

By Court's CM/ECF system registered email address

DAVID M. OFFEN
The Curtis Center
601 Walnut Street
Suite 160 West
Philadelphia PA 19106

By Court's CM/ECF system registered email address

N/A

Trustee:

By Court's CM/ECF system registered email address

WILLIAM C. MILLER, Esq.
Chapter 13 Trustee
P.O. Box 1229

Philadelphia PA 19105

/s/Michelle Jones

VP Loan Documentation

Wells Fargo Bank, N.A.



Return Mail Operations
PO Box 14547
Des Moines, IA 50306-4547

Escrow Review Statement
For informational purposes only

Statement Date: April 10, 2019
Loan number: [REDACTED]
Property address:
37 W WYNEVA ST
PHILADELPHIA PA 19144

RASHAAN THOMAS
37 W WYNEVA ST
PHILADELPHIA PA 19144-6001

Customer Service

- Online**
wellsfargo.com
- Telephone**
1-800-340-0473
- Correspondence**
PO Box 10335
Des Moines, IA 50306
- Hours of operation**
Mon - Fri 7 a.m. - 7 p.m. CT
- To learn more, go to:**
wellsfargo.com/escrow

We accept telecommunications relay service calls

PLEASE NOTE: If you are presently seeking relief (or have previously been granted relief) under the United States Bankruptcy Code, this statement is being sent to you for informational purposes only. The summaries below are based on the terms of the loan and are provided for informational purposes only.

These amounts are governed by the terms of the loan unless otherwise reduced by an order of the bankruptcy court. Because the amounts billed for the escrow items can change over time, we review the escrow account at least once per year to ensure there will be enough money to make these payments. Once the review is complete, we send the escrow review statement, also known as the escrow account disclosure statement.

Here's what we found:

- **Required Minimum Balance:** The escrow account balance is projected to fall below the required minimum balance. This means there is a **shortage**.
- **Payments:** As of the **June 1, 2019** payment, the contractual portion of the escrow payment **increases**.

The escrow account has a shortage of
\$503.41

Part 1 - Mortgage payment

Option 1

Pay the shortage amount over 12 months

	Previous payment through 05/01/2019 payment date	New payment beginning with the 06/01/2019 payment
Principal and/or interest	\$817.00	\$817.00
Escrow payment	\$309.20	\$387.12
Total payment amount	\$1,126.20	\$1,204.12

Option 1: No action required

Starting **June 1, 2019** the new contractual payment amount will be **\$1,204.12**

Option 2

Pay the shortage amount of \$503.41

	Previous payment through 05/01/2019 payment date	New payment beginning with the 06/01/2019 payment
Principal and/or interest	\$817.00	\$817.00
Escrow payment	\$309.20	\$345.17
Total payment amount	\$1,126.20	\$1,162.17

Option 2: Pay shortage in full

Starting **June 1, 2019** the new contractual payment amount will be **\$1,162.17**

See Page 2 for additional details.



Note: If you are presently seeking relief (or have previously been granted relief) under the United States Bankruptcy Code, this coupon is being provided for informational purposes only. If your Chapter 13 plan calls for your Chapter 13 Trustee to make the on-going post-petition mortgage payments, please contact your attorney or the Trustee's office before directly sending any amounts relating to this escrow shortage

RASHAAN THOMAS

Wells Fargo Home Mortgage
PO Box 14538
Des Moines, IA 50306-3538

If you choose to pay the shortage in full as referenced in Option 2, detach this coupon and mail it along with a check for \$503.41 to the address that appears on this coupon.

This payment must be received no later than **June 1, 2019**.

Part 2 - Payment calculations

For the past review period, the amount of the escrow items was \$1,869.06. For the coming year, we expect the amount paid from escrow to be \$4,141.95.

How was the escrow payment calculated?

To determine the escrow payment, we add the projected escrow items to be paid over the next 12 months. We base these projected amounts on any escrow items that may have been paid in the past and any future anticipated payments to be made. We then divide the amounts by 12 payments to determine the escrow amount.

The chart below includes any actual escrow disbursements as well as any shortage that may have been identified for the past three analysis periods up through the date of the analysis.

Escrow comparison

	--/--	07/18 - 06/19 (Actual)	11/18 - 04/19 (Actual)	06/19 - 05/20 (Projected)		# of months		New monthly escrow amount
Property taxes	\$0.00	\$1,247.22	\$1,247.22	\$1,247.22	÷	12	=	\$103.94
Property insurance	\$0.00	\$0.00	\$0.00	\$1,651.05	÷	12	=	\$137.59
Total taxes and insurance	\$0.00	\$1,247.22	\$1,247.22	\$2,898.27	÷	12	=	\$241.53
Escrow shortage	\$0.00	\$19.38	\$0.00	\$503.41	÷	12	=	\$41.95**
Mortgage insurance	\$0.00	\$1,036.40	\$621.84	\$1,243.68	÷	12	=	\$103.64
Total escrow	\$0.00	\$2,303.00	\$1,869.06	\$4,645.36	÷	12	=	\$387.12

**This amount is added to the payment if Option 1 on page 1 is selected.

Projected escrow account activity over the next 12 months

To determine if there will be a shortage or overage in the account, we calculate whether the amount of the lowest projected escrow balance will be greater or less than the required minimum balance. This is determined by subtracting the required minimum balance from the lowest projected balance. If the outcome is positive, there is an overage. If it is negative, there is a shortage. The calculation is below:

Lowest projected escrow balance May, 2020		-\$39.73	(Calculated in Part 3 - Escrow account projections table)
Bankruptcy adjustment [†]	+	\$19.38	
Minimum balance for the escrow account [‡]	-	\$483.06	(Calculated as: \$241.53 X 2 months)
Escrow shortage	=	-\$503.41	

[†]This adjustment of \$19.38, is the remaining amount of the pre-petition escrow shortage included in our proof of claim being paid through the confirmed bankruptcy plan.

[‡]The minimum balance includes a cash reserve to help cover any increase in taxes and/or insurance. To calculate the cash reserve for the escrow account, we add the yearly escrow payments, and divide by 12 (this amount does not include mortgage insurance). We take this amount and multiply it by 2 as allowed by state laws and/or the mortgage contract to determine the cash reserve.

Part 3 - Escrow account projections

Escrow account projections from June, 2019 to May, 2020

Date	Payments to escrow	What we expect to pay out	Description	Projected escrow balance	Balance required in the account
May 2019			Starting balance	-\$39.82	\$482.97
Jun 2019	\$345.17	\$103.64	FHA Insurance	\$201.71	\$724.50
Jul 2019	\$345.17	\$103.64	FHA Insurance	\$443.24	\$966.03
Aug 2019	\$345.17	\$103.64	FHA Insurance	\$684.77	\$1,207.56
Sep 2019	\$345.17	\$103.64	FHA Insurance	\$926.30	\$1,449.09
Oct 2019	\$345.17	\$103.64	FHA Insurance	\$1,167.83	\$1,690.62
Nov 2019	\$345.17	\$103.64	FHA Insurance	\$1,409.36	\$1,932.15
Dec 2019	\$345.17	\$103.64	FHA Insurance	\$1,650.89	\$2,173.68
Jan 2020	\$345.17	\$103.64	FHA Insurance	\$1,892.42	\$2,415.21
Feb 2020	\$345.17	\$103.64	FHA Insurance	\$2,133.95	\$2,656.74
Feb 2020	\$0.00	\$1,247.22	PHILADELPHIA CITY(W)	\$886.73	\$1,409.52
Mar 2020	\$345.17	\$103.64	FHA Insurance	\$1,128.26	\$1,651.05
Apr 2020	\$345.17	\$103.64	FHA Insurance	\$1,369.79	\$1,892.58
May 2020	\$345.17	\$103.64	FHA Insurance	\$1,611.32	\$2,134.11
May 2020	\$0.00	\$1,651.05	UNIVERSAL P&C INS	-\$39.73	\$483.06
Totals	\$4,142.04	\$4,141.95			

Part 4 - Escrow account history

Escrow account activity from November, 2018 to May, 2019

Date	Deposits to escrow			Payments from escrow			Description	Escrow balance		
	Actual	Projected	Difference	Actual	Projected	Difference		Actual	Projected	Difference
Nov 2018							Starting Balance	-\$1,054.87	\$1,438.91	-\$2,493.78
Nov 2018	\$0.00	\$309.20	-\$309.20	\$0.00	\$103.64	-\$103.64	FHA Insurance	-\$1,054.87	\$1,644.47	-\$2,699.34
Nov 2018	\$0.00	\$0.00	\$0.00	\$103.64	\$0.00	\$103.64	FHA Insurance	-\$1,158.51	\$1,644.47	-\$2,802.98
Dec 2018	\$0.00	\$309.20	-\$309.20	\$0.00	\$103.64	-\$103.64	FHA Insurance	-\$1,158.51	\$1,850.03	-\$3,008.54
Dec 2018	\$0.00	\$0.00	\$0.00	\$103.64	\$0.00	\$103.64	FHA Insurance	-\$1,262.15	\$1,850.03	-\$3,112.18
Jan 2019	\$0.00	\$309.20	-\$309.20	\$0.00	\$103.64	-\$103.64	FHA Insurance	-\$1,262.15	\$2,055.59	-\$3,317.74
Jan 2019	\$0.00	\$0.00	\$0.00	\$103.64	\$0.00	\$103.64	FHA Insurance	-\$1,365.79	\$2,055.59	-\$3,421.38
Feb 2019	\$0.00	\$309.20	-\$309.20	\$0.00	\$103.64	-\$103.64	FHA Insurance	-\$1,365.79	\$2,261.15	-\$3,626.94
Feb 2019	\$0.00	\$0.00	\$0.00	\$1,247.22	\$1,180.70	\$66.52	PHILADELPHIA CITY(W)	-\$2,613.01	\$1,080.45	-\$3,693.46
Feb 2019	\$0.00	\$0.00	\$0.00	\$103.64	\$0.00	\$103.64	FHA Insurance	-\$2,716.65	\$1,080.45	-\$3,797.10
Mar 2019	\$0.00	\$309.20	-\$309.20	\$0.00	\$103.64	-\$103.64	FHA Insurance	-\$2,716.65	\$1,286.01	-\$4,002.66
Mar 2019	\$0.00	\$0.00	\$0.00	\$103.64	\$0.00	\$103.64	FHA Insurance	-\$2,820.29	\$1,286.01	-\$4,106.30
Apr 2019 (estimate)	\$4,329.60	\$309.20	\$4,020.40	\$0.00	\$103.64	-\$103.64	FHA Insurance	\$1,509.31	\$1,491.57	\$17.74
Apr 2019	\$0.00	\$0.00	\$0.00	\$103.64	\$0.00	\$103.64	FHA Insurance	\$1,405.67	\$1,491.57	-\$85.90
May 2019 (estimate)	\$309.20	\$309.20	\$0.00	\$103.64	\$103.64	\$0.00	FHA Insurance	\$1,611.23	\$1,697.13	-\$85.90
May 2019 (estimate)	\$0.00	\$0.00	\$0.00	\$1,651.05	\$1,286.01	\$365.04	UNIVERSAL P&C INS	-\$39.82	\$411.12	-\$450.94
Totals	\$4,638.80	\$2,164.40	\$2,474.40	\$3,623.75	\$3,192.19	\$431.56				



